066.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,700 /	797,700
					USE VALUE:	797,700 /	797,700
					ASSESSED:	797,700 /	797,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COYNE MARY J/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	18 RADCLIFFE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COYNE MICHAEL P & MARY J -
Owner 2:	-
Street 1:	18 RADCLIFFE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,431 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1929, having primarily Wood Shingle Exterior and 2608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5431.000	389,600		408,100	797,700
Total Card	0.125	389,600		408,100	797,700
Total Parcel	0.125	389,600		408,100	797,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.91 | /Parcel: 305.9

Legal Description

User Acct

42322

GIS Ref

GIS Ref

Insp Date

09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 066.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,800	0	5,431.	408,100	797,900	797,900	Year End Roll	12/18/2019
2019	101	FV	284,600	0	5,431.	378,900	663,500	663,500	Year End Roll	1/3/2019
2018	101	FV	284,600	0	5,431.	378,900	663,500	663,500	Year End Roll	12/20/2017
2017	101	FV	284,600	0	5,431.	332,300	616,900	616,900	Year End Roll	1/3/2017
2016	101	FV	284,600	0	5,431.	303,100	587,700	587,700	Year End	1/4/2016
2015	101	FV	273,300	0	5,431.	268,100	541,400	541,400	Year End Roll	12/11/2014
2014	101	FV	273,300	0	5,431.	253,600	526,900	526,900	Year End Roll	12/16/2013
2013	101	FV	273,300	0	5,431.	241,300	514,600	514,600		12/13/2012

!5671!

PRINT

Date	Time
12/10/20	20:31:44

LAST REV

Date	Time
09/27/18	13:42:22
apro	
5671	

USER DEFINED

Prior Id # 1:	42322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COYNE MICHAEL P	54288-91		2/12/2010	Family	1	No	No		
	15507-457		4/1/1984		133,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2011	760	Re-Roof	8,000					
4/3/2007	201	New Wind	8,000					new fr door
3/15/2001	141	Redo Bat	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
3/23/2009	Meas/Inspect	163	PATRIOT
10/6/1999	Meas/Inspect	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5431		Sq. Ft.	Site		0	70.	1.07	12									408,052						408,100	

Total AC/HA: 0.12468 | Total SF/SM: 5431 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,052 | Spl Credit | Total: 408,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26837444
Const Adj.:	0.98980004
Adj $ / SQ:	169.484
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478672
Depreciation:	89033
Depreciated Total:	389639

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

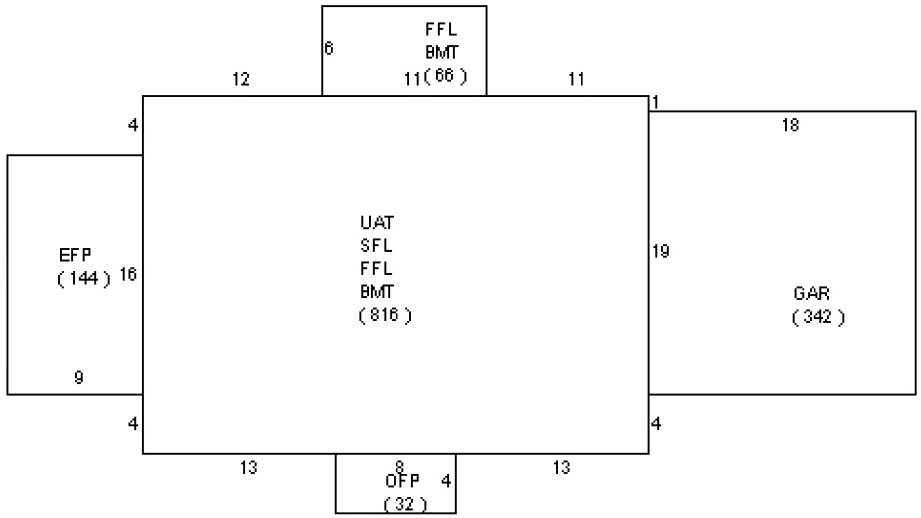
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.48
Special Features:	0	Val/Su Net:	117.99
Final Total:	389600	Val/Su SzAd	229.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	882	77.280	68,165
FFL	First Floor	882	169.480	149,485
SFL	Second Floor	816	169.480	138,299
GAR	Garage	342	22.080	7,552
UAT	Upper Attic	204	118.640	24,202
EFP	Enclos Porch	144	45.660	6,575
OFP	Open Porch	32	43.550	1,394
	Net Sketched Area:	3,302	Total:	395,672
Size Ad	1698	Gross Are	3914	FinArea 2608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	C	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	